



Holgate Avenue
London, SW11

CHESTERTONS





A charming and well-positioned two-bedroom first-floor flat, ideally located just a few minutes from the River Thames and the vibrant amenities of Clapham Junction.

Set on a quiet no-through residential road, the property offers a bright and welcoming open-plan living space with a working fireplace, combining warmth, character, and practical living. The accommodation provides two well-proportioned bedrooms, creating comfortable and versatile spaces for both homeowners and investors. Residents' permit parking is available directly to the front of the property.

Outstanding transport connectivity is a key highlight, with Clapham Junction railway station nearby, offering direct services to London Victoria, London Waterloo, Gatwick Airport, and Brighton, while the Uber Boat by Thames Clippers River bus service provides a scenic alternative commute along the Thames.

The surrounding area boasts exceptional daily convenience, including major supermarkets, late-night convenience stores, and gyms, alongside a thriving selection of boutique shops, cafés, bars and restaurants along St John's Hill, Lavender Hill, Northcote Road and Old York Road. The River Thames and surrounding green spaces also offer fantastic opportunities for leisure and recreation.

Combining a desirable location, character features, excellent transport links, and exceptional local amenities, this well-presented property represents an attractive opportunity for first-time buyers, commuters and investors alike.

- Two spacious bedrooms
- Open-plan living space with fireplace
- Quiet no-through residential road
- Residents' permit parking
- Excellent transport links via Clapham Junction station and Uber Boat (Thames Clippers)
- Short walk to River Thames, supermarkets, gyms, and local high streets
- No Onward Chain

Asking Price £400,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 86 years 1 months

Service Charge: £715 Per Annum

Ground Rent: TBC

Local Authority: Wandsworth Council

Council Tax Band: C

Chestertons Battersea Park & Nine Elms Sales

62-64 Battersea Bridge Road

London

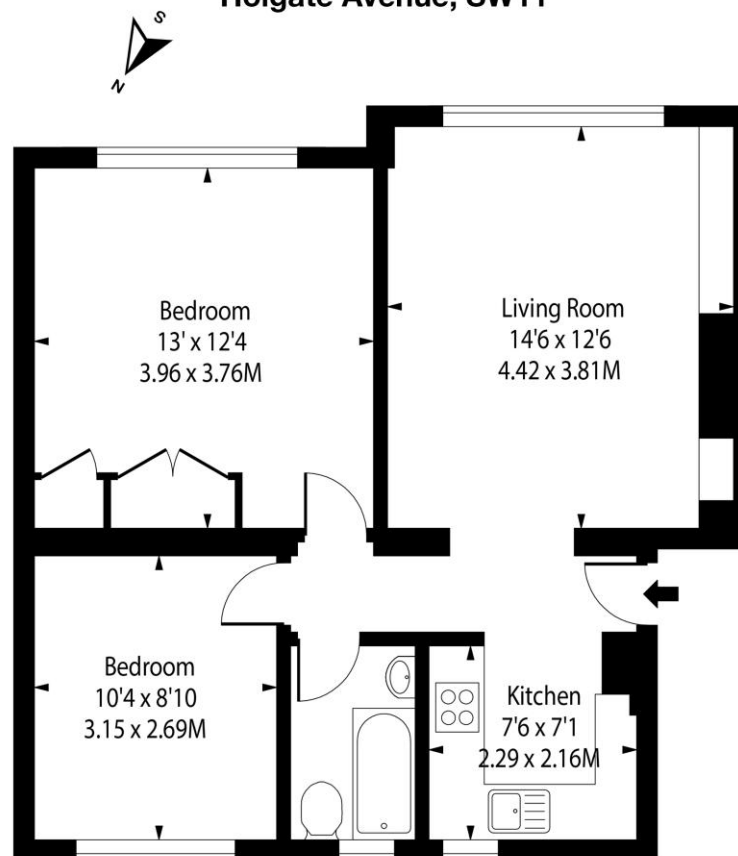
SW11 3AG

batterseapark@chestertons.co.uk

0203 040 8700

chestertons.co.uk

Holgate Avenue, SW11



First Floor

Approx Gross Internal Area **590 Sq Ft - 54.81 Sq M**

Includes Limited Use Area - 19 Sq Ft
 Drawn in Accordance with IPMS 3B: Residential
 Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 54901



Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.

